



This premium apartment is located within the highly sought-after Huntley Wharf development, set alongside the River Kennet and benefiting from a public footpath providing direct access to Reading town centre and the mainline station.

Finished to a high specification throughout, the apartment offers contemporary accommodation comprising two generous double bedrooms, including a principal bedroom with a stylish en-suite shower room, along with a modern family bathroom. The spacious open-plan living area flows seamlessly into a sleek, fully fitted kitchen featuring integrated appliances and ample storage.

Further benefits include private outdoor space, making this an ideal home for modern riverside living.

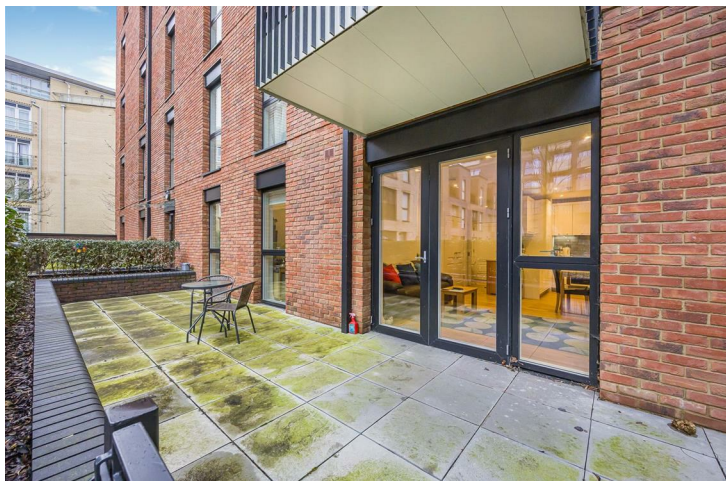
Interested? Please contact our sales team to find out more, or to book a viewing.

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- No onward chain
- Premium apartment
- 2 Bedrooms
- Private patio area
- Ensuite shower room
- Communal grounds





Council tax band D

Council- RBC

Additional information:

Parking

There is no parking available at the property

Lease information.

Years remaining: 994

Service charge: £3,200.00

Ground rent: £250

Ground rent review period: Every 25 years, in line with RPI, next review 2046.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

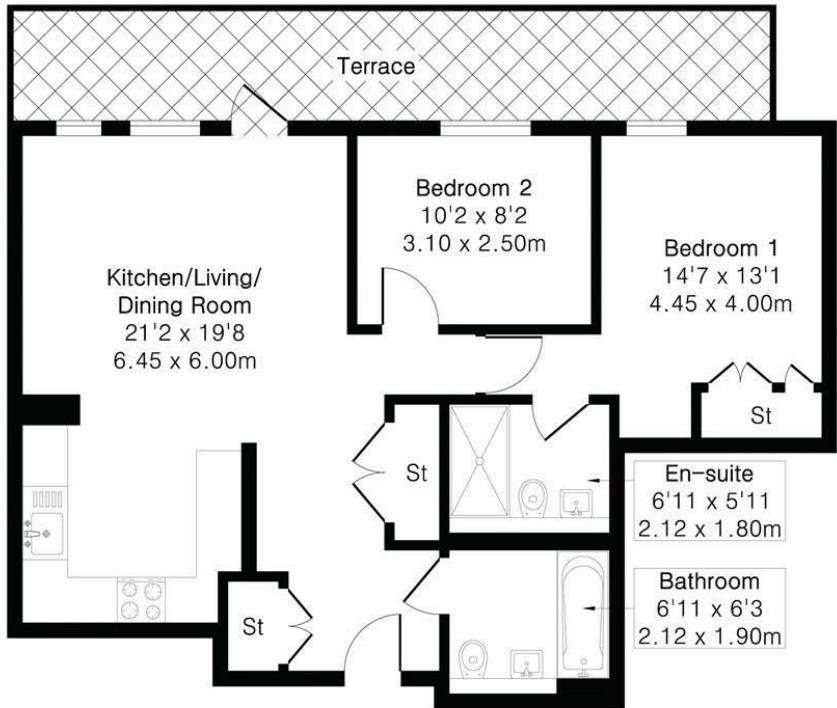
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"



Floorplan

Approximate Gross Internal Area 702 sq ft - 65 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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